

Comments for Planning Application 142652/FO/2025

Application Summary

Application Number: 142652/FO/2025

Address: Chorlton Square Shopping Centre Barlow Moor Road Manchester M21 9AQ

Proposal: Erection of 6 no. residential buildings of 10, 8, 6 and 4 storeys in height to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E (a-e)); infrastructure works including electric substation and associated utilities works, basement and ground level car parking, service yard, vehicular and pedestrian accesses; together with public realm works and hard/soft landscaping following the demolition of the existing buildings and structures on site.

Case Officer: Robert Griffin

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am generally in favour of the development however my opposition is in relation to the building height/position and the amount of retail space:

1. Height and position of buildings

The current tall tower block is over 30m from Barlow Moor Road at nearest point (55m at furthest point), and is buffered by a frontage that is in line with the height on the other side of the road (2 storeys). The new proposed 8 and 10-storey towers are around 10m away from Barlow Moor Road and run parallel with it for around 70m in length. This will impose significantly on the light and feeling of being imposed upon, and is very out of touch of the suburban centre. I strongly oppose the height of these blocks so close to the street frontage and urge the council to consider reducing the frontage to at least half (similar to the old swimming baths site which is about the acceptable limit), though allowing taller blocks at least 30m away from the street frontage. There is plenty of space on this plot to design it in this format.

It concerns me that with all the rounds of consultation, it has still kept 10 storeys in this location and I worry that even reducing it by just one or two will not be sufficient.

I am also concerned about this development setting a precedence for future development of the area being rows upon rows of 10+ storey blocks along the streets thus completely changing the entire suburb of Chorlton. This will ultimately make a less desirable destination for visitors and shoppers. Why will people come to Chorlton if it's built up with towers - we may as well go into the city.

2. Retail space

The existing Chorlton precinct had 22 retail spaces totalling 3,217m², and the new design includes less than a third of that space (975m²) and for just 11 units (which may reduce further if units are combined). I am disappointed at this reduction and believe that especially with so many more residents in Chorlton to come, there is a significant reduction in retail space. I urge you to increase the retail space within the development.

In addition I think the plans have missed a trick by not including space for cafes and small shops in the pedestrianised area between blocks C & D and blocks A&E - for example something like Stanley Square, Sale which has a partially enclosed pedestrianised shopping area which is very family friendly, especially being safe for young children. Please can this be considered.